



CITY OF LAGUNA HILLS

Community Development

April 9, 2013

Housing Policy Department
Received on:

4/11/13 2:23

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

SUBJECT: 2012 General Plan Annual Progress Report (APR) (including the
Housing Element APR) – City of Laguna Hills

Dear Sir or Madam:

In accordance with Government Code Section 65400, the City of Laguna Hills is pleased to provide you with the attached 2012 Annual Progress Report summarizing the City's progress in implementing its adopted General Plan (including the housing element).

If you should you have any questions or comments on the attached City of Laguna Hills General Plan Annual Report, please feel free to contact me at (949) 707-2671.

Sincerely,

Julie A. Molloy
Senior Planner

Attachment — City of Laguna Hills 2012 General Plan Annual Report

Cc: David Chantarangsu, Community Development Director

CITY OF LAGUNA HILLS
General Plan Annual Report
Calendar Year 2012

Background

Government Code Section 65400(b) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress in its implementation; otherwise referred to as the "Annual Report." The Annual Report is intended as a tool for informing local legislative bodies of the jurisdiction's effectiveness in implementing its General Plan. A copy of the Annual Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The purpose and intent of this statute is to ensure that the General Plan directs all land use decisions and remains an effective guide for the long-term physical development of a community. The Annual Report is a tool for doing this. The Annual Report provides a correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation programs of the adopted General Plan.

Providing a copy of the Annual Report to OPR provides information that allows OPR to monitor local planning activities and to identify trends in land use planning and decision-making throughout the State of California. The information is necessary for OPR to serve in its capacity as the statewide planning agency. It can also provide the State with information to identify necessary modifications and improvements to its *General Plan Guidelines*, while serving to apprise state government of local planning activities and facilitating the legislative process as it pertains to land use and local planning issues.

Providing a copy of this report to HCD fulfills a statutory requirement to report certain housing information, including the local agency's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing (as defined in Government Code Sections 65584 and 65583(c)(3)).

The focus of the Annual Report should be on implementation of the General Plan's goals, policies and implementation measures. It can provide information to identify necessary "course adjustments" or modifications to the General Plan and means to improve local implementation. Since there is no specific form provided by OPR, the Annual Report can vary in format and approach from jurisdiction to jurisdiction.

City of Laguna Hills General Plan Implementation

After an extensive two year process, the City adopted a Comprehensive Update to the General Plan in July 2009. This was the first comprehensive revision of the General Plan since the City's first general Plan was adopted in 1994. The General Plan is based on extensive research and analysis of existing conditions, changing local and regional conditions, evolving trends in urban planning and a collaborative partnership with community members through an extensive public participation process.

The Laguna Hills General Plan is organized into 10 sections. The sections include an introduction, seven General Plan elements, a general Plan Implementation Program, description of related plans and programs, and a glossary of terms used throughout the General Plan.

The seven General Plan elements encompass all of the elements required by California General Plan law. The Laguna Hills General Plan combines the mandatory Open Space and Conservation Elements required by State law, and includes a separate, optional element on Community Services and Facilities. The seven General Plan elements in the Laguna Hills General Plan include: Land Use, Mobility, Conservation and Open Space, Community Services and Facilities, Safety, Noise, and Housing.

The seven elements are generally organized in a similar format. Each element contains an Introduction, Background, and Plan section. The "Introduction" indicates the purpose of each element and how it will help Laguna Hills achieve its vision for the community as articulated through the eight Guiding Themes. The "Background" provides the reader with the existing conditions and/or the environmental setting particular to that element topic. The "Plan" section is composed of three sections: issues, goals and policies, and approach. The issues section describes issues and concerns expressed by the community, City staff, and the City Council. The goals and policies section sets both broad and specific direction for the future of the City based on the identified issues and concerns. The approach section provides a general description and summary of the City's course of action to achieve the goals and policies.

The Laguna Hills General Plan also contains the following appendices, which are integral parts of the General Plan: 1) Implementation Program - The Implementation Program follows the elements and identifies the specific actions that will achieve the goals, policies, and plans identified in each element; 2) Related Plans and Programs - This section identifies plans and programs related to the General Plan and applicable to future activities and land use decisions within Laguna Hills; 3) Glossary - This section provides definitions for technical terms used throughout the General Plan.

Land Use Element

The Land Use Element is the foundation of the General Plan and serves as a compass that guides citizens, planners, and decision makers on the desired pattern of growth, development, and change in Laguna Hills. This Element describes both existing and future land use activities and unifies the other elements of the General Plan by providing an overall policy context. The Land Use Element deals with the central issues of development and growth, and the quality of the community, and helps define the desired balance among the social, environmental, and economic costs and benefits associated with growth.

The Land Use Element identifies the distribution, location, and intensity of all land use types throughout the City. Text, maps, and diagrams establish the direction for land uses within the City and describe how these uses are integrated with other General Plan Elements and policies.

As a built-out community with no remaining residential or commercial vacant land, new development opportunities are focused on larger existing developed parcels that are considered underutilized and/or can be reasonably intensified by incorporating parking structures within parking lot areas. The Laguna Hills Mall and the Oakbrook Village Shopping Center are both examples of these new development opportunities and are zoned for a range of mixed land uses, including residential uses. The General Plan focuses on those sites within the community that have redevelopment potential.

The City's Land Use Element was adopted in July 2009 with the City's comprehensive update of the General Plan. Previously, the City had amended the 1994 adopted Land Use Element twice: In July of 2000, with the West-side annexation, and in June of 2001, with the Saddleback Valley Unified School District Surplus Property Land Use Designation Change.

The following Land Use goals and programs were implemented in 2012:

- Former Circuit City Site

Circuit City closed its doors in April of 2009. At the time, the owner of the property had made it clear that there was strong retail interest in the site, including Best Buy and Ashley Furniture. Ultimately, Ashley Furniture purchased the site in January 2010 for \$11.4 million. Staff worked very closely with the new owners to ensure a desirable remodel of the existing building. Additionally, staff encouraged the new owners to build out the site with additional retail/restaurant uses. Consequently, the site is currently under development to add an additional 5,949 square feet of retail space was added that now serves as the new home to Ashley Furniture, Total Wine and More, and Chick-Fil-A. The grand opening for Ashley Furniture occurred April 2012, while the grand opening for Chick-

Fil-A and Total Wine and More occurred in July 2012 and August 2012, respectively.

Staff continues to proactively encourage the Simon Group to move forward with a major capital investment in the renovation of the Mall that will serve as a catalyst for the entire Urban Village area. Simon Properties has developed a conceptual mixed-use development plan and will continue to systematically de-lease existing tenant space in anticipation of their upcoming renovations. It is anticipated that Simon Properties will submit a development application in 2013.

- Oakbrook Village

The owner of Oakbrook Village received approval from the City Council in November 2012 to create a mixed-use development with new retail and residential units. This project intends to turn the aging shopping center into the City's first urban village by demolishing 148,530 square feet of the existing 200,000 square-foot center and replacing it with 489 homes in multistory residential buildings and up to 82,574 square feet of new retail space. This project will be broken up in two phases. Phase One will include the demolition of 82,730 square feet of retail uses and development of 289 dwelling units and 23,974 square feet of new retail space. The new retail square footage will include 9,000 square feet of ground-level retail integrated into the proposed residential building. Construction on Phase One is anticipated to begin in the summer of 2012 and be complete in 2015.

Phase Two is anticipated to include the demolition of 65,800 square feet of retail uses and development of up to 200 dwelling units and 58,600 square feet of new retail space. The design and layout of the proposed residential and retail building have not been determined at this time for Phase Two. In addition to the project approvals, the City Council entered into a Development Agreement with the owner that provides development rights for up to 15 years to complete the project in exchange for a number of public improvements that must be made by the developer. The Development Agreement also establishes a Retail Loss Impact Fee in Phase Two for retail revenue lost as a result of demolition of retail buildings that are not replaced. Also included in the Development Agreement, is a Public Park and Community Facilities Enhancement Fee of \$7,392 per residential unit. The total payment of approximately \$2,136,000 is expected to be paid to the City in 2013 for Phase One.

- Taj Mahal Renovations

The Taj Mahal Office Complex was initially constructed in 1967 and, at the time, was considered new and cutting edge. Last year, the Muller

Company obtained approval to perform a number of major improvements at the Taj Mahal Office Complex. The Taj Mahal renovations include expanding the complex by 6,100 square feet, completing interior improvements that include a second elevator, constructing a 6,300 square foot plaza at the facility's east entrance, redesigning the parking lot to improve circulation, adding 100 new parking stalls, and re-landscaping the entire site and the median island located in Calle de la Plata. In conjunction with the renovations, the Taj Mahal has effectively converted its office space to medical office use and has changed its name to the Taj Mahal Medical Center. Construction was completed Fall 2012.

- Moulton-La Paz Center

This 11.3 acre area located on the north side of La Paz Road between Moulton Parkway to the west and Alameda to the east was identified as an Opportunity Area in the City's General Plan. Following the rezoning of this parcel from open space to commercial retail, staff processed a tentative parcel map essentially creating a 3.055 acre lot with a 50-foot-wide open space/trail easement along La Paz Road. Last year, the City Council authorized staff to file a quiet title action in court, giving the City clear title of the property.

At the April 24, 2012, City Council meeting, the City Council approved the sale of the property to Vintage Real Estate, the owner of the adjacent Moulton-La Paz shopping center for \$2.75 million. At that meeting, the City Council also approved the addition of 29,098 square feet of general commercial space. The approved purchase and sale agreement also included a creative and first-of-its-kind water quality easement over a portion of contiguous city-owned open space that allowed the project to move forward. Without this creative solution to the new water quality rules and regulations, it is highly likely that the project would have been abandoned or the City would have had to significantly lower the purchase price on the property. City staff negotiated an additional \$211,416 in exchange for the use of these easements. The quiet title action was completed in June 2012 and escrow on the property closed in September 2012 in the amount of \$2,963,093. The Center will be anchored by The Fresh Market. The Fresh Market in Laguna Hills will be the chain's first store in Southern California and the second in the State. Construction on the property is anticipated to begin in January 2013 and be completed in the spring of 2014. The rehabilitation of the open space along the La Paz Road between Alameda and Moulton Parkway is anticipated to commence in the summer of 2013.

- DaVita Dialysis Center

In October 2011, the City approved the \$2.5 million redevelopment plan for a vacant Wells Fargo bank to accommodate a new 8,000 square foot medical building for DaVita Dialysis. The renovations also included the remodeling of a vacant 3,900 square foot automotive repair building into general retail use. The project was completed in September 2012. It is anticipated that the proposed site improvements will help revitalize the portion of the Cabot Town Center, which has been largely vacant for some time.

- **Building Department Activity**

Plan check and permit fees are slightly up from the previous quarter with 47 more permits issued and 3 less projects taken in for plan check. For the first 9 months of 2012, a total of 982 building permits have been issued in comparison with 1,128 permits covering the same period last year.

Mobility Element

The Mobility Element describes existing and future transportation conditions and systems. The Element establishes goals and policies that will guide the City's mobility system, including streets, transit facilities and services, bicycle and pedestrian facilities, and the recreational trail system. The text, maps, and diagrams are a basis for the development of the City's approach to maintaining and improving the mobility network.

The City's Mobility Element was adopted in July 2009 with the Comprehensive General Plan Update. The City had not adopted any amendments to the previous element, which was adopted in 1994 with the original General Plan.

During 2012, the following projects were substantially completed:

- **Capital Project Completed**

In order to accommodate the redevelopment of the former Circuit City site and in anticipation of the future development plans for Oakbrook Village and the Laguna Hills Mall, construction began last year on the Avenida de la Carlota Widening project, between Paseo de Valencia and El Toro Road. Substantially completed in 2012, this \$2.36 million dollar projects included the addition of a third left-turn lane from the I-5/El Toro Road southbound off ramp onto Avenida de La Carlota and the addition of a third left-turn lane and through lane on Avenida de la Carlota at El Toro Road, along with traffic signal improvements, pedestrian access improvements, new pavement surfacing and signing and striping. No General Fund monies were used for this project. It should also be noted that absent this project, there would have been significant traffic impacts

that may have delayed or significantly increased costs for the Oakbrook Village development project.

- La Paz Widening at Interstate 5

The La Paz Widening at Interstate 5 project received final approval from the City Council in September 2010. This project includes a number of safety and traffic flow improvements, such as the widening and addition of off- and on-ramp lanes, modifying traffic signals, and landscape improvements. Favorable bid conditions allowed the City to anticipate the completion of the project below its original estimated cost of \$7.6 million. The City successfully acquired \$4.7 million in Federal funding for the project, in addition to \$1.15 million of Measure M funds. The remaining funding was acquired from various special revenue fund sources, resulting in no General Fund impact for this project. Construction on the project began in April 2011 and was substantially completed in November 2012.

- Biennial Street Overlay Project

The City's ongoing maintenance program for residential and collector streets throughout the City was completed in 2012. In this project, approximately 17 streets south of Oso Parkway and 16 streets easterly of Paseo de Valencia were rehabilitated. The work included the removal and replacement of 13,000 square feet of sidewalk, 700 linear feet of curb and gutter, 2,200 square feet of driveways/cross-gutters and 13 new access ramps. The work also included 21,000 square feet of pavement repairs and the placement of 16,000 tons of asphalt concrete overlays. Completion of this project extends the useful life of these streets for at least 20 years. This \$1.86 million dollar project was funded entirely by utilizing the City's share of gasoline tax revenues.

- Senior Transportation

Utilizing funds provided by OCTA's Senior Mobility Program, the City continues to provide transportation for seniors through the Dial-A-Taxi program. This program represents a joint venture with the City of Mission Viejo and includes a service area of both Mission Viejo and Laguna Hills with several satellite locations including the Laguna Niguel and Irvine Metrolink stations. Since inception of this program in 2009, 69 seniors have been approved for use of the service. Of the 69 approved seniors, 19 seniors have scheduled Dial-a-Taxi trips, with approximately 5 actively using the program on a routine basis. In April of this year, the program was modified to allow all seniors who are 60 years of age or older to use the Dial-a-Taxi service, as well as allow seniors who qualify for the OCTA ACCESS program to also use the senior transportation program.

Housing Element

Every California city and county is required to include a housing element in its general plan which establishes housing goals, policies, and programs that respond to community housing conditions and needs. The purpose of the Laguna Hills Housing Element is to identify housing opportunities and solutions specific to the housing issues of the City.

The 2008-2014 Housing Element was adopted in December 2009. The City received State Certification for its 2008-2014 Housing Element in February 2010.

The following Housing goals and programs were implemented in 2012:

- Affordable Housing Initiatives

In 2012, the City of Laguna Hills was awarded \$162,000 in Community Development Block Grant (CDBG) funds, which are being used to renovate homes in the 248-unit Aliso Meadows Condominium Association. Over the past eight (8) years, the City has been awarded CDBG Funds totaling over \$2,100,000, which has resulted in the rehabilitation of more than 140 affordable housing units for very low, low, and moderate income households in the City. Staff may apply for available CDBG funds in the upcoming year to continue its rehabilitation work in the neighborhood.

- Regional Housing Needs Assessment

The City was assigned an “eight” RHNA number for planning period 2008-2014. The RHNA for the 2008-2014 Housing Element period in the SCAG region used January 1, 2006, as the baseline for projecting housing needs. As such, housing units that have been constructed, issued building permits, or approved since January 1, 2006, can be credited toward the RHNA. During this time period, one (1) new affordable unit has been created.

Note: In addition to the information provided above, the status of the housing element and progress in its implementation are described in an attachment to this Annual Report – Annual Element Progress Report - Housing Element Implementation.

Conservation and Open Space Element

The purpose of the Conservation and Open Space Element is to identify natural, cultural, and open space resources, ensuring a high-quality living environment for residents of Laguna Hills. This Element provides goals, policies, and programs related to open space and conservation as well as a wide range of other topics that together comprise the natural setting of Laguna Hills, including biological, scenic, cultural, and historical resources. The goals and policies contained in

this element also address global climate change and sustainable practices related to water conservation, energy conservation, air quality, and water quality.

The City's Conservation Element and Open Space Element were adopted in July 2009 with the Comprehensive General Plan Update. The following Conservation and Open Space goals and programs were implemented in 2012:

- Recycling Programs

At its June 26, 2012 meeting, the City Council accepted and approved CR&R's offer to continue with the commercial food waste program at the existing rate until CR&R completes construction of its Anaerobic Digestion Plant, which may take up to two years. From January 2012 to September 2012, 95 tons of food waste material was diverted from landfills. Currently, Kings Fish House, Saddleback Memorial Medical Center, and the farmers market at the Laguna Hills mall are participating in this program.

This year, a program was started to promote and increase recycling efforts at multi-family units. Using Department of Conservation recycling funds, the City purchased re-usable recycling bags for multi-family residents to collect and dispose recyclable materials in a CR&R white recycling bin. To date, the recycling bag program has been implemented at the Quail Creek, Prado, and Bella Tierra properties.

These recycling programs assist the commercial and multi-family sectors in meeting the requirements of AB 341. Under AB 341, "commercial waste generators," which includes multi-family dwellings, are required to arrange for recycling services. This measure also established a legislative declaration that it is the policy goal of the State that not less than 75% of solid waste generated be source reduced, recycled, or composted by the year 2020.

- Landfill Diversion

The 2011 Annual Disposal Report using the per capita disposal figures was submitted to the State Department of Resource Recycling and Recovery (CalRecycle) on July 31, 2012. The City achieved a per capita disposal rate (pounds/person/day) of 3.6 which is well below the per capita disposal target of 5.8 pounds per day. The City's report on its per capita disposal figures and its account of recycling programs was accepted and approved by CalRecycle by receipt of a letter dated August 9, 2012.

- Water Quality

- City staff implemented the Fourth Term NPDES permits issued by both the Santa Ana Regional Water Quality Control Board and the San Diego Regional Water Quality Control Board.
- The City participated in the 16th Annual Inner Coastal Watershed Cleanup Day on September 15, 2012. This was the ninth time the City has participated in this event where volunteers worked together and cleaned parts of the Aliso Hills Channel. The event was a great success as 28 volunteers collected 350 pounds of trash and recyclable material from the trail and creek.
- The City received a grant from the Orange County Transportation Authority to install “debris gates” or trash screens at 68 catch basins throughout the City.
- Earth Day Laguna Hills

The City held its annual Earth Day Laguna Hills (formerly Volunteer Connection Day) on Saturday, April 21, 2012. A total of 67 volunteers participated in the event and had the opportunity to explore the new "Green Expo", which included the interactive Wyland Clean Water Mobile Learning Center exhibit. Event participants then broke off into coordinated groups to assist in trail clean-up projects throughout the City, along with the planting of 15 Crepe Myrtle trees along Paseo de Valencia between Stockport and Kennington. An additional 65 people visited the Green Expo and Wyland exhibit without participating in the projects. A highlight of this year's event was the first ever "Earth Day Laguna Hills Art Contest", which drew 50 submissions from elementary school students in the City. All fifty of the submissions were displayed in the plaza area during the event. In addition, as a part of this event, the City re-qualified for its designation as a Tree City USA by the national Arbor Day Foundation.

Noise Element

The purpose of the Noise Element is to identify and assess existing noise sources in the community, and to discuss the City's role in ensuring comfortable and safe noise levels in the future. As a part of the General Plan process, citizens and City officials identified goals for the future relating to balancing land uses in the City, in part to minimize incompatibilities and exposure to excessive noise while providing the range of uses needed to maintain a high quality of life. The goals, policies, and programs will assist in achieving noise compatibility between land uses.

The City's Noise Element was adopted in July 2009 with the Comprehensive General Plan Update. The City had not adopted any amendments to the previous element, which was adopted in 1994 with the original General Plan.

The following goals and programs were implemented in 2012:

- Noise Standards and Acoustical Studies

The City reviewed development proposals to ensure that the noise standards and compatibility criteria set forth in the Noise Element were met.

Safety Element

The Safety Element establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.

The City's Safety Element was adopted in July 2009 with the Comprehensive General Plan Update. The City had not adopted any amendments to the previous element, which was adopted in 1994 with the original General Plan.

The following safety goals and programs were implemented in 2012:

- Public Safety

There were 8,409 total incidents reported in the first three quarters of 2012, which represents a decrease of 8% in reported incidents when compared to the same period in 2011.

The total number of Part I crimes also experienced a slight decrease of 2.3% when compared to last year. This decrease is largely attributed to a sharp decline in the number of reported Assaults and Burglaries.

Part II crimes are generally considered proactive, deputy initiated activities carried out while a deputy is on patrol and not responding to a call. Part II crimes, which include driving under the influence (DUI), narcotics, and vandalism incidents, have decreased significantly by 18% when compared to the same time period last year.

- Response Times Improve

Response times continue to remain within the expected parameters for all four levels of priority calls. The average response time for FY 2011/2012 are 4:50 for Priority 1 calls, 7:29 for Priority 2 calls, 11:36 for Priority 3 calls, and 20:07 for Priority 4 calls. It remains the goal of Laguna Hills Police Services to respond to all Priority 1 calls within five minutes from the time of dispatch to arrival, twelve minutes for Priority 2 calls, and twenty minutes for Priority 3 calls. There is no standard response time goal for Priority 4 calls but rather deputies are dispatched as they become available.

- Neighborhood Watch

Our Neighborhood Watch Program continues to flourish this year with the addition of two new groups and over 30 new members. Both of the new groups were generated because of the distribution of “warning notices” to areas where residential and/or vehicle burglaries have occurred. In addition, Police Services has participated in community events such as the “Every 15 Minutes” program at Laguna Hills High School, Laguna Hills 4th of July Expo, National Night Out, National Car Seat Check Saturday, Boo Bash at Valencia Elementary and National Take Back Day. Throughout the year there have been a total of 10 Neighborhood Watch meetings.

- Community Emergency Preparedness Academy

Police Services once again conducted the Community Emergency Preparedness Academy (CEPA) where 33 residents completed eight weeks of disaster preparedness training. The training included information on fire safety, search and rescue, utility and water safety procedures, disaster/terrorism overview, and CPR, first aid and AED certification. This year, the participants were invited to tour Orange County’s Emergency Operations Center and 911 Dispatch facility. The final class consisted of a mock disaster drill spanning five different scenarios allowing the participants to practice the disaster training skills learned over the course of the Academy. The graduation ceremony was held on Thursday, November 15, 2012.

Community Services and Facilities Element

The purpose of the Community Services and Facilities Element is to assess the current status of community services as well as evaluate their long-term provision to ensure that adequate services and facilities are both planned and provided proportionate with the projected growth, as well as development and redevelopment, as it occurs within the City. The Community Services and Facilities Element also establishes the City’s plan to provide and maintain infrastructure and public services for future growth, without diminishing services to existing development. Community services collectively refer to law enforcement, fire protection, water, sewer, solid waste, electricity and natural gas, communication, and animal care services. Community facilities collectively refer to schools, libraries, parks, and recreational facilities.

The City’s Community Services and Facilities Element was adopted in July 2009 with the Comprehensive General Plan Update. The City had not adopted any amendments to the previous element, which was adopted in 1994 with the original General Plan.

The following goals and programs were implemented in 2012:

- Special Events

The City successfully hosted two signature events. The 2012 Memorial Day Half Marathon, 5K, and 10K, honoring the USMC Dark Horse Battalion, was held on May 28, 2012, with 2,760 runners participating. The 10K race was added to fulfill a Community Services Work Program for FY 11/13. Total revenues collected were \$142,285, and the direct expenses for the event (not including staff costs) were \$138,605. A number of the 3/5 Battalion Marines ran in the half marathon, which along with the 5K and 10K, was led from the start line by a USMC Humvee. The City Council approved a pledge formula of \$3 per paid participant for the continued funding of the 3/5 Marine Support Committee. Based on this formula, \$7,767 was awarded to the 3/5 Support Committee by City Council Resolution on July 10, 2012.

It is estimated that more than 11,000 people attended the City of Laguna Hills 2012 Fourth of July event. Total expenditures for this event were \$44,372 (not including staff time). Net costs totaled \$39,113, which accounts for \$4,059 in ride ticket sales and \$1,200 in vendor booth rentals. A firework malfunction in this year's show reduced the length of the show by approximately seven minutes. The City was able to exercise a 20% discount to the cost of the fireworks show (or \$4,800). A highlight of the event was the presence of Marines from the City's adopted 3/5 Marine Battalion.

- Senior Center Facility Grant

For the third year in a row, the City successfully competed for an award of Community Development Block Grant (CDBG) funding for Public Facilities and Improvement monies to be used at the Florence Sylvester Senior Center. Grant monies totaling \$54,000 were requested to expand the existing solar panel system and complete interior improvements to the center. This past year, the City utilized \$62,130 in grant monies to fund energy efficiencies upgrades that include the installation of a solar panel system. The construction was completed in May 2012.

- Community Bulletin Board

The City established a "Community Bulletin Board" at the Community Center in February 2012. At its November 13, 2012, City Council meeting, the City Council also approved the development of an electronic "Community Bulletin Board" tool for the City's website. These bulletin boards are for the posting of noncommercial messages that promote

educational, philanthropic, civic, charitable, cultural, or recreational activities, events, or fundraisers.

- **Coyote Response Efforts**

In response to a number of coyote sightings and aggressive behavior in the region, staff conducted one successful trapping operation this past year. Additionally, staff has developed an outreach campaign focusing on public education and coordination with the various homeowners' associations throughout the City. The City enacted a featured link on its home page entitled "Living with Coyotes" that details the City's reporting procedures, public information and links those interested to other organizations. The City also conducted a class through the Community Services Department teaching residents hazing principles and how best to respond to coyotes.

Conclusion

This Annual report documents the City's recent progress in updating and implementing the General Plan. The information contained herein will be forwarded to the Governor's Office of Planning and Research and the Department of Housing and Community Development to serve as the City of Laguna Hills' General Plan Annual Report for calendar year 2012.

Jurisdiction	Reporting Period
City of Laguna Hills	1/1/2012 - 12/31/2012

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions			Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.		
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income							
n/a													
(9) Total of Moderate and Above Moderate from Table A3										0	0		
(10) Total by income Table A/A3										0	0	0	
(11) Total Extremely Low-Income Units*										0			

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Laguna Hills
Reporting Period	1/1/2012 - 12/31/2012

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	10	0	0	The City prepared a bid package and conducted monitoring of CDBG funds to be used to make the necessary site improvements to existing substandard housing to preserve affordable housing
(2) Preservation of Units At-Risk	0	0	0	0	The City prepared a grant for FY 2012-2013, which was recommended for funding to continue the preservation of affordable housing in the Via Lomas area.
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	10	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Laguna Hills
Reporting Period 1/1/2012 - 12/31/2012

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2006	2007	2008	2009	2010	2011	2012	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
	Deed Restricted Non-deed restricted	0	0	0	0	0	0	0				2
Very Low	Deed Restricted Non-deed restricted	0	0	0	0	0	0	0				1
Low	Deed Restricted Non-deed restricted	0	0	0	0	0	0	0				2
Moderate	Deed Restricted Non-deed restricted	0	0	0	0	0	0	0				1
Above Moderate	Deed Restricted Non-deed restricted	0	0	0	0	0	0	0			2	6
Total RHNA by COG. Enter allocation number:		0	0	0	0	0	0	0	1	0	1	2
Total Units		0	0	0	0	0	0	0	1	0	1	2
Remaining Need for RHNA Period		0	0	0	0	0	0	0	1	0	1	2

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Laguna Hills
Reporting Period 1/1/2012 - 12/31/2012

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Housing Rehabilitation	preserve affordable housing	Ongoing	City will continue to apply for CDBG funds to renovate homes in Alliso Meadows
	At-Risk Units	pursue extension of affordability controls	Ongoing	Prepared a Risk Assessment report provided by the California Housing Partnership Corporation (CHPC)
	Section 8 Rental Assistance	Cooperate with OCHA	Ongoing	City continues to cooperate with OCHA
	Code Enforcement Program	Preserve community housing stock	Ongoing	Code Enforcement continues to assist in preserving the community's housing stock
	Urban Village Specific Plan Area for Housing Opportunities	Provide housing opportunities	Ongoing	City Continues to inform existing property owners and prospective developers that housing opportunities are available in the Urban Village Specific Plan area
Alicia Gateway for Housing Opportunities		Provide housing opportunities	Ongoing	City continues to inform prospective developers that housing opportunities are available in the Alicia Gateway area
	Fair Housing Program	Further fair housing practices	Ongoing	City continues to advertise the Fair Housing Council's services
	Reasonable Accommodation Procedures	Establish procedures for reasonable accommodation requests	1-May-12	The City Council adopted a Reasonable Accommodation Ordinance in May 2012
Zoning Ordinance Update		Remove constraints for the development of housing affordable to low and moderate income households with special needs	2010-2010	The City adopted an amendment to the Urban Village Specific Plan in April 2011
Second Units		Provide housing opportunities	Ongoing	City continues to implement the Second Unit provisions of the Zoning Ordinance consistent with State law - City permits second units by right in all residential zones of the City, requiring only ministerial approval
Continuum of Care Funding and Consolidation Plan Participation		Affordable housing and related social services for special needs	Ongoing	City continues to participate in the OC Consolidated Plan Programs and in the OC Continuum of Care local housing process to facilitate obtaining funds for affordable housing and related social services for special needs populations
Universal Design Features in Housing		Equal Housing Opportunity	2010-2010	Staff is researching Universal Design Ordinances from other cities and looking into preparing one for Laguna Hills
Annual Progress reports		Plan for and monitor the long-term affordability of sound, quality housing	Annual	City Council reviewed the 2012 General Plan Annual Report (including the Housing Element) in March 2013 and forwarded it to the State in March 2013

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Laguna Hills		
Reporting Period	1/1/2012 -	12/31/2012	
Housing Issues Monitoring	Plan for and monitor the long-term affordability of sound, quality housing	Ongoing	City continues to monitor existing affordable housing developments in the City and monitors legislation, trends, and policy issues related to the development and maintenance of affordable housing
Local Housing Efforts Coordination	Plan for and monitor the long-term affordability of sound, quality housing	Annual	City coordinated local housing efforts with federal, state, regional, & local government agencies & cooperated in implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local & regional housing problems

**CITY OF LAGUNA HILLS, CALIFORNIA
CITY COUNCIL/PLANNING AGENCY REGULAR MEETING
MINUTES
MARCH 26, 2013**

CALL TO ORDER

Mayor Kogerman called the Regular Meeting of the City Council of the City of Laguna Hills, California, to order at 7:00 PM in the Laguna Hills City Council Chamber, 24305 El Toro Road, Laguna Hills.

PLEDGE OF ALLEGIANCE: Council Member Bressette

ROLL CALL OF CITY COUNCIL MEMBERS

Present: Mayor Kogerman, Mayor Pro Tempore Blount, Council Member Bressette, Council Member Carruth, and Council Member Gilbert

1. PRESENTATIONS AND PROCLAMATIONS

1.1 LAGUNA HILLS HIGH SCHOOL STUDENT LIAISON

THE CITY COUNCIL RECEIVED AN ORAL REPORT FROM LAGUNA HILLS HIGH SCHOOL LIAISON AMANDA JAFFE.

1.2 OATH OF OFFICE FOR PARKS AND RECREATION COMMISSIONER

MAYOR KOGERMAN PRESENTED THE CERTIFICATE OF APPOINTMENT TO PARKS AND RECREATION COMMISSIONER CHRIS MACKEY.

1.3 PRESENTATION FROM ORANGE COUNTY VECTOR CONTROL DISTRICT

THE CITY COUNCIL RECEIVED A PRESENTATION FROM THE ORANGE COUNTY VECTOR CONTROL DISTRICT.

2. PUBLIC COMMENTS

NOISE LEVELS

Valerie Tasted, Laguna Hills, had concerns regarding noise levels coming from a medical/dental building close to her residence.

LAGUNA HILLS HOT LINE

Meg Gorham, Laguna Hills, requested that the City consider creating a telephone "hot line" where residents could report City maintenance issues.

3. MINUTES

3.1 REGULAR MEETING, MARCH 12, 2013

MOTION TO APPROVE THE MINUTES OF THE MARCH 12, 2013, REGULAR MEETING, BY M/COUNCIL MEMBER GILBERT, S/COUNCIL MEMBER CARRUTH.

APPROVED BY A VOTE OF 5-0.

4. CONSENT CALENDAR

MOTION TO APPROVE THE CONSENT CALENDAR, BY M/COUNCIL MEMBER BRESSETTE, S/COUNCIL MEMBER CARRUTH, WITH COUNCIL MEMBER BRESSETTE REMOVING ITEM NO. 4.5.

APPROVED BY A VOTE OF 5-0.

4.1 WAIVE READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS ON THE AGENDA

THE CITY COUNCIL WAIVED READING IN FULL OF ALL ORDINANCES AND RESOLUTIONS ON THE AGENDA AND DECLARED THAT SAID TITLES WHICH APPEAR ON THE PUBLIC AGENDA SHALL BE DETERMINED TO HAVE BEEN READY BY TITLE AND FURTHER READING WAIVED.

4.2 APPROVAL OF WARRANT REGISTER FOR PERIOD ENDED MARCH 26, 2013.

THE CITY COUNCIL APPROVED THE WARRANT REGISTER IN THE AMOUNT OF \$935,305.38.

4.3 CONTRACT WITH ALISO MEADOWS CONDOMINIUM ASSOCIATION REGARDING COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR FISCAL YEAR 2012-2013

THE CITY COUNCIL APPROVED A CONTRACT WITH THE ALISO MEADOWS CONDOMINIUM ASSOCIATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR THE 2012-2013 FISCAL YEAR AND AUTHORIZED THE CITY MANAGER EXECUTE THE CONTRACT.

4.4 PROGRESS PAYMENT NO. 3 FOR COMMUNITY CENTER BUILDING REFURBISHMENT, CIP NO. 513A

THE CITY COUNCIL APPROVED PROGRESS PAYMENT NO. 3, IN THE NET AMOUNT OF \$39,347.76, TO N.S. CONSTRUCTION & PAINTING, FOR COMMUNITY CENTER BUILDING REFURBISHMENT, CIP NO. 513A.

4.6 2012 GENERAL PLAN ANNUAL REPORT

THE CITY COUNCIL RECEIVED THE REPORT AND DIRECTED STAFF TO FORWARD THE 2012 GENERAL PLAN ANNUAL REPORT AND ANNUAL ELEMENT REPORT - HOUSING ELEMENT IMPLEMENTATION, TO THE STATE OF CALIFORNIA.

4.7 2013-2015 CITY COUNCIL BIENNIAL BUDGET WORKSHOPS

THE CITY COUNCIL CANCELED THE PROPOSED APRIL 2, 2013, BUDGET STUDY SESSION WORKSHOP.

4.8 AWARD OF CONTRACT FOR CIVIC CENTER IMPROVEMENTS - CARPETING & FLOORING

THE CITY COUNCIL AWARDED THE CONTRACT FOR CIVIC CENTER IMPROVEMENTS – CARPETING & FLOORING TO THE APPARENT LOW BIDDER, G&S CARPET MILLS, INC., IN THE LOW BID AMOUNT OF \$78,214.21, AND AUTHORIZED THE MAYOR TO SIGN AND THE CITY CLERK TO ATTEST TO THE CONTRACT DOCUMENTS.

4.9 AWARD OF CONTRACT FOR CIVIC CENTER SUITE 100B IMPROVEMENTS

THE CITY COUNCIL AWARDED THE CONTRACT FOR CIVIC CENTER SUITE 100B IMPROVEMENTS TO THE APPARENT LOW BIDDER, INNOVATIVE BUILDERS & DESIGN, IN THE LOW BID AMOUNT OF \$35,797.50, AND AUTHORIZED THE MAYOR TO SIGN AND THE CITY CLERK TO ATTEST TO THE CONTRACT DOCUMENTS.

4.10 AWARD OF CONTRACT FOR CIVIC CENTER IMPROVEMENTS – PAINTING

THE CITY COUNCIL AWARDED THE CONTRACT FOR CIVIC CENTER IMPROVEMENTS – PAINTING TO THE APPARENT LOW BIDDER, U.S. NATIONAL CORPORATION, IN THE LOW BID AMOUNT OF \$14,925.00, AND AUTHORIZED THE MAYOR TO SIGN AND THE CITY CLERK TO ATTEST TO THE CONTRACT DOCUMENTS.

ITEMS REMOVED FROM THE CONSENT CALENDAR**4.5 SECOND READING AND ADOPTION OF AN ORDINANCE ENTITLED: AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, AMENDING AND RESTATING SECTIONS 2-04.010 AND 2-04.020 OF CHAPTER 2-04 OF TITLE 2 OF THE LAGUNA HILLS MUNICIPAL CODE ESTABLISHING THE DATES, TIMES AND LOCATION OF CITY COUNCIL REGULAR MEETINGS**

Council Member Bressette indicated that he removed this item from the Consent Calendar in order to vote no on the adoption of the Ordinance.

**THE CITY COUNCIL ADOPTED ORDINANCE NO. 2013-1, AN ORDINANCE OF THE CITY OF LAGUNA HILLS, CALIFORNIA, AMENDING AND RESTATING SECTIONS 2-04.010 AND 2-04.020 OF CHAPTER 2-04 OF TITLE 2 OF THE LAGUNA HILLS MUNICIPAL CODE ESTABLISHING THE DATES, TIMES AND LOCATION OF CITY COUNCIL REGULAR MEETINGS, BY M/COUNCIL MEMBER CARRUTH, S/COUNCIL MEMBER GILBERT.
APPROVED BY A VOTE OF 4-1 (COUNCIL MEMBER BRESSETTE VOTING NO).**

5. PLANNING AGENCY

Mayor Kogerman recessed the City Council meeting and acting in the capacity of Chair, called the regular meeting of the Planning Agency of the City of Laguna Hills, California to order at 7:32 PM.

5.1 ROLL CALL OF PLANNING AGENCY MEMBERS

Present: Chair Kogerman, Vice Chair Blount, Agency Member Bressette, Agency Member Carruth, and Agency Member Gilbert.

5.2 PUBLIC COMMENTS

There were no Public Comments.

5.3 MINUTES

5.3.1 REGULAR MEETING, MARCH 12, 2013

MOTION TO APPROVE THE MINUTES OF THE MARCH 12, 2013, REGULAR MEETING, BY M/AGENCY MEMBER CARRUTH, S/AGENCY MEMBER GILBERT.

APPROVED BY A VOTE OF 5-0.

5.4 PLANNING AGENCY PUBLIC HEARINGS

5.4.1 TENTATIVE PARCEL MAP & VARIANCE NO. 11-12-2428, A REQUEST TO SUBDIVIDE THE CABOT TOWN CENTER PROPERTY INTO FOUR PARCELS AT 25214-25272 CABOT ROAD IN THE (FC) FREEWAY COMMERCIAL ZONING DISTRICT.

THE PLANNING AGENCY CONTINUED THE PUBLIC HEARING FOR TENTATIVE PARCEL MAP/VARIANCE NO. 11-12-2428 TO A DATE UNCERTAIN, BY M/AGENCY MEMBER CARRUTH, S/AGENCY MEMBER BRESSETTE.

APPROVED BY A VOTE OF 5-0.

PLANNING AGENCY ADJOURNMENT

Mayor Kogerman reconvened the City Council meeting at 7:33 PM. All Council Members were present.

6. CITY COUNCIL PUBLIC HEARINGS

There were no City Council Public Hearings.

7. ADMINISTRATIVE REPORTS**7.1 City Manager**

The City Manager made no reports.

8. MATTERS AGENDIZED AND PRESENTED BY CITY COUNCIL MEMBERS AND MAYOR**8.1 COUNCIL MEMBER CARRUTH****8.1.1 SAN ONOFRE NUCLEAR GENERATING STATION**

THERE WAS NO ACTION TAKEN ON THIS ITEM.

8.2 MAYOR KOGERMAN**8.2.1 PROPOSED REVISION OF THE CONSTITUTION AND TIMING OF MEETINGS OF THE PLANNING AGENCY/COMMISSION**

Len Herman, Laguna Hills, spoke in favor of the proposed revision of the constitution and timing of meetings of the Planning Agency/Commission.

THE CITY COUNCIL DIRECTED STAFF TO RETURN WITH A REPORT CONTAINING AN ESTIMATE OF ASSOCIATED COSTS OF ESTABLISHING AND MAINTAINING AN INDEPENDENT PLANNING COMMISSION, BY M/MAYOR PRO TEMPORE BLOUNT, S/COUNCIL MEMBER GILBERT.

APPROVED BY A VOTE OF 3-2 (COUNCIL MEMBERS BRESSETTE AND CARRUTH VOTING NO).

9. CITY COUNCIL MEMBER COMMENTS**COUNCIL MEMBER BRESSETTE**

Council Member Bressette indicated that there was a kitchen fire last week in the City that displaced eight residents, and reported that the Orange County Fire Authority website contained safety guidelines helpful to residents.

COUNCIL MEMBER GILBERT

Council Member Gilbert indicated that he attended the Orange County Fire Authority meeting last week and discovered that battery or hard-wired smoke detectors were

only good for ten years.

COUNCIL MEMBER CARRUTH

Council Member Carruth spoke on safety issues at the San Onofre Nuclear Generating Station.

MAYOR KOGERMAN

Mayor Kogerman indicated that the City Council had received a new police report that Lieutenant Behrens would produce on a monthly basis.

Mayor Kogerman thanked City Clerk Johns for the new City Council Member handbooks.

Mayor Kogerman indicated that "Meet the Mayor" Saturday sessions would be moving to Solomon's Bakery the first Saturday of April.

Mayor Kogerman indicated that she had been "Principal of the Day" at Laguna Hills High School and reported that the Laguna Hills High School Student Resource Deputy Gunsolley was doing a great job.

Mayor Kogerman thanked Council Member Carruth for her help in presenting the Eagle Scout Certificates issued by the City.

Mayor Kogerman reported that she met with the South Orange County Mayors and learned about the problems among south Orange County youth's misuse of prescription drugs.

Mayor Kogerman reported that she attended Orange County Forum's Annual State of the County presentation.

Mayor Kogerman reported that she attended the Medal of Valor Luncheon on Tuesday, March 26, 2013.

CONTINUED PUBLIC COMMENTS

Frank Mairjahangir, had concerns regarding the contract with Aliso Meadows Condominium Association regarding Community Development Block Grant funds for fiscal year 2012-2013.

10. CLOSED SESSION

Mayor Kogerman recessed the meeting into Closed Session at 9:10 PM.

10.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8

Property: 24031 El Toro Road, Suite 200, Laguna Hills

Agency Negotiator: Bruce Channing, City Manager, and Don White,
Assistant City Manager

Negotiating Parties: City of Laguna Hills and Eric Tse, Zuvich Corporate
Advisors, Inc., on behalf of Vilma Aarons, Attorneys at
Law

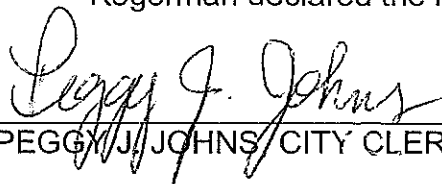
Under Negotiation: Price and Terms of Lease Payment

Mayor Kogerman reconvened the meeting at 9:20 PM. All Council Members were present.

City Attorney Simonian indicated that no reportable action was taken by the City Council in Closed Session.

ADJOURNMENT

There being no further business before the City Council at this session. Mayor Kogerman declared the meeting adjourned at 9:21 PM.



PEGGY J. JOHNS, CITY CLERK

ATTEST:



BARBARA D. KOGERMAN, MAYOR

APPROVED AT MEETING OF APRIL 9, 2013.